



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 31, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

45 May 31, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**QUITCLAIM OF EASEMENT
FROM THE COUNTY OF LOS ANGELES TO MICHAEL PARISI AND PAULA PARISI
SUNSET POINTE LIGHTING AND LANDSCAPE ACT DISTRICT NO. 21
ASSESSOR'S IDENTIFICATION NO. 2826-043-008
UNINCORPORATED COUNTY AREA OF NEWHALL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to approve the quitclaim of an easement in the unincorporated County area of Newhall from the County of Los Angeles to Michael Parisi and Paula Parisi.

IT IS RECOMMENDED THAT THE BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the easement for landscape and waterline purposes in Assessor's Identification No. 2826-043-008, located at 25239 Sagecrest Circle, in the unincorporated County area of Newhall, is no longer required for the purposes of the County of Los Angeles or for other public purposes.
3. Approve the quitclaim of easement to Michael Parisi and Paula Parisi, the underlying fee property owners of Assessor's Identification No. 2826-043-008.
4. Instruct the Chair of the Board of Supervisors to sign the Quitclaim of Easement document and authorize delivery to Michael Parisi and Paula Parisi.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval to quitclaim an easement for landscape and waterline purposes in Assessor's Identification No. 2826-043-008, located in the unincorporated County area of Newhall, to the underlying fee property owners, Michael Parisi and Paula Parisi.

The easement was acquired as part of the formation of Landscaping and Lighting Act (LLA) District No. 21 to provide access to planned landscaping improvements in the aforementioned parcel and to prevent the property owners from interfering with such planned landscape improvements. However, this easement is no longer required for the landscape maintenance activities conducted for the benefit of properties within LLA District No. 21. As such, it is recommended that all rights and restrictions associated with the easement be relinquished to the property owners. The overall maintenance of improvements within LLA District No. 21 will not be negatively impacted by the quitclaim of the subject easement.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Community Support and Responsiveness (Goal 2). This transaction will reduce potential liability associated with the easement and will allow the property owners to utilize their property at their discretion.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund and LLA District No. 21, Zone 21–Sunset Pointe budget. The easement, which has been determined to be without market value, is being quitclaimed to the fee owners of the property at no cost. Eliminating its interest in the easement will benefit the County by reducing any potential liability associated with such property interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Assessor's Identification No. 2826-043-008 is located within LLA District No. 21 in the unincorporated County area of Newhall.

The proposed quitclaim of easement is authorized by California Government Code Section 25526.5, which provides that "whenever the board of supervisors determines that any real property or interest therein belonging to the county is no longer necessary for county or other public purposes, and its estimated value does not exceed twenty-five thousand dollars (\$25,000), the county may sell, exchange, quitclaim, or convey that real property or interest therein in the manner and upon the terms and conditions approved by the board...."

The quitclaim is also authorized by California Government Code Section 25367 to the extent that it contains restrictions on uses of the subject property. That statute authorizes the board to "vacate or abandon county easements for light and air or any other easement of the county intended to prohibit the construction of certain structures whenever it determines that the easements are no longer required for public use."

The Honorable Board of Supervisors
5/31/2016
Page 3

The Quitclaim of Easement document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15312 of the California Environmental Quality Act Guidelines and Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus property rights do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will have no impact on current services provided in the LLA.

CONCLUSION

Please return one adopted copy of this letter and one executed original Quitclaim of Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,



GAIL FARBER
Director

GF:SGS:tw

Enclosures

c: Auditor-Controller (Accounting Division–Asset
Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY AND
MAIL TO:

Michael and Paula Parisi
25239 Sagecrest Circle
Stevenson Ranch, CA 91381-2230

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
2826-043-008 (Portion)

COUNTY OF LOS ANGELES

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, which acquired title as Sunset Pointe LLA District No. 21, does hereby remise, release, and forever quitclaim to MICHAEL PARISI and PAULA PARISI, husband and wife as joint tenants, all its right, title, and interest in and to that certain easement acquired by Grant of Easement recorded November 14, 1989, as Document No. 89-1835594, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated May 31, 2016



(COUNTY-SEAL)

COUNTY OF LOS ANGELES,
a body corporate and politic

By Hilda J. Solis
Chair, Board of Supervisors of the
County of Los Angeles

ATTEST:

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

Carla Little
Deputy

Sunset Pointe LLA District No. 21 (Landscape Maintenance District)
(File: SAGECREST CIRCLE (1))
Parcel 1EXE
I.M. 249-097
S.D. 5
Project ID No. MPM0000650

T5000021

KR:bw

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 31st day of May, 20 16, the facsimile signature of HILDA L. SOLIS, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

LORI GLASGOW, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Carla Little
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By Julia Weisner
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

Project name: Sunset Pointe LLA District No. 21
(Landscape Maintenance District)
SAGECREST CIRCLE 1-1EXE
A.I.N. 2826-043-008
T.G. 4640 (D1) (E1)
I.M. 249-097
Fifth District
T5000021

LEGAL DESCRIPTION

PARCEL NO. 1-1EXE (Quitclaim of easement):

That portion of Lot 8, Tract No. 43796, as shown on map filed in Book 1081, pages 37 through 41, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, designated as "Slope Area" in Exhibit A attached in deed to Sunset Pointe LLA District No. 21, recorded on November 14, 1989, as Document No. 89-1835594, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 7666± square feet

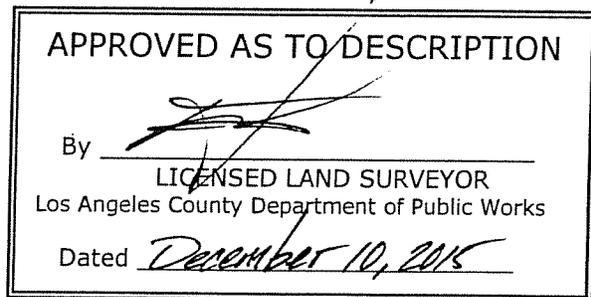
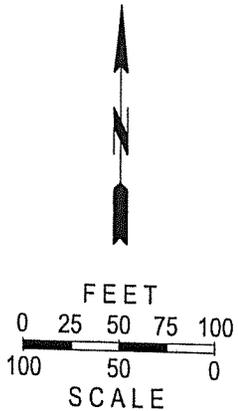
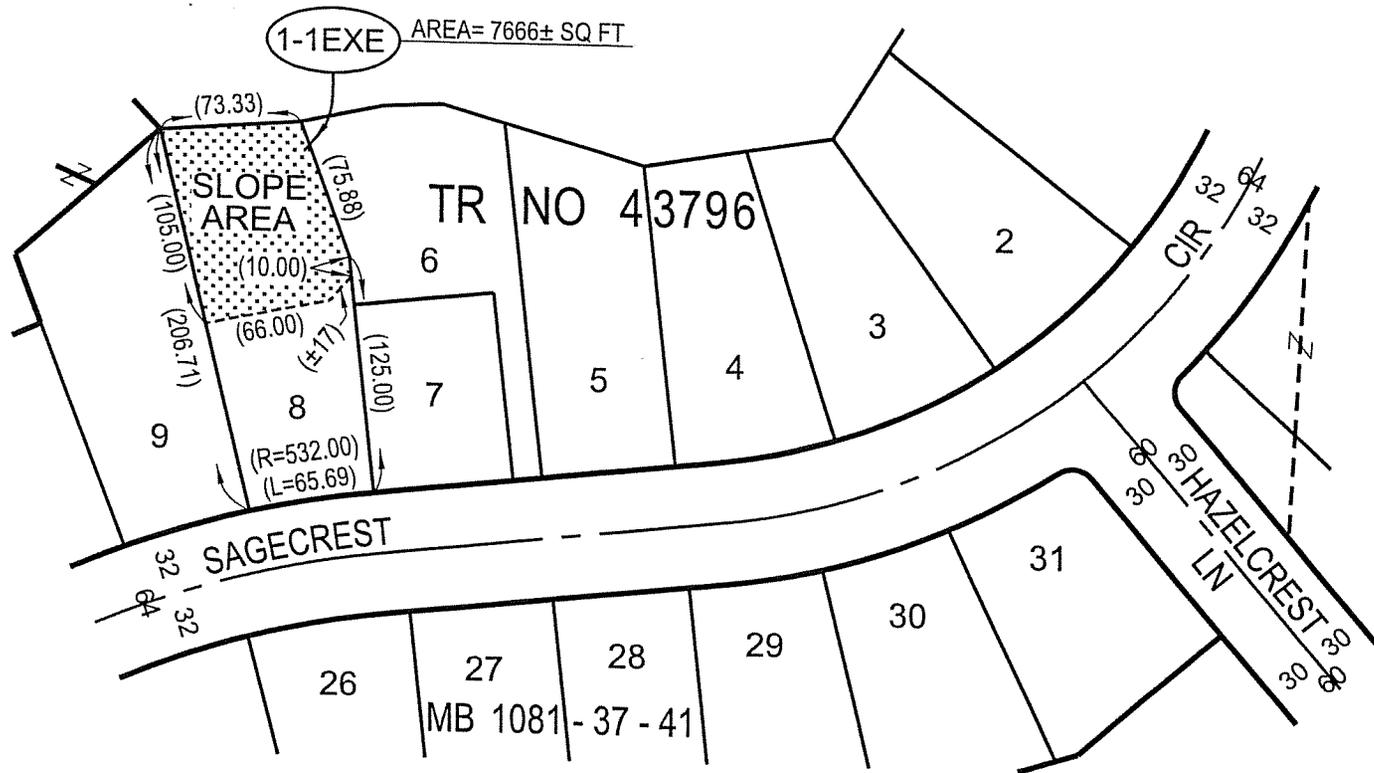


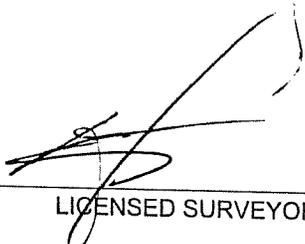
EXHIBIT B



LEGEND:

RECORD DIMENSIONS SHOWN IN ().
EXE - QUITCLAIM OF EASEMENT
DISTANCES SHOWN IN FEET.



BY: 
LICENSED SURVEYOR

12.10.2015
DATE

ALL IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES

REFERENCES:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION		
TRACT NO. 43796, MB 1081-37-41 AMB 2086-043 IM 249-097 TG 4640 (D1) (E1)	PROJECT: SUNSET POINTE LLA DISTRICT NO. 21 (LANDSCAPE MAINTENANCE DISTRICT)		
PROJECT I.D. MPM0000560	PREPARED BY V LIPANA	DATE 12-10-15	SHEET 1 OF 1